

28 OCT 1960

Tracts A + B

MEMORANDUM FOR THE SECRETARY OF THE AIR FORCE

SUBJECT: Transfer of Seattle Transportation Corps Storage Site, Washington, from the Department of the Army to the Department of the Air Force

1. Pursuant to formal request from Headquarters, Department of the Air Force by letter dated 28 June 1960 to the Assistant Chief of Engineers for Real Estate, Department of the Army, and under the authority contained in Title 10, United States Code, Section 2571, as amended, the Department of the Army hereby transfers in entirety to the Department of the Air Force the excess Army Seattle Transportation Corps Storage Site, 4500 East Marginal Way, Washington, consisting of 31.34 acres of fee-owned land, and 3.32 acres of lesser interests, together with improvements thereon, as more particularly described in the Documentation of Transfer attached hereto.

2. The transfer is to be effective as of 18 July 1960, the effective date of the last amendment of the Department of the Army permit which granted to the Air Force use of Warehouse No. 5, thereby making available to that Service use of the installation in its entirety. The major portion of this site has heretofore been occupied by Department of the Air Force since 15 September 1957, in connection with missile research, production and development under authority of a five year Department of the Army revocable permit.

3. This transfer is made subject to the following reservation of which continuation and availability thereof will become a matter for Air Force determination effective upon transfer:

a. An outstanding Department of the Army revocable permit, which expires 31 December 1961, covering use of the north bay of Warehouse No. 4 by the Department of Health, Education and Welfare for disposal of Government excess personal property.

TR A	31.34 ac	Fee
TR B	3.32 ac	Permit

Inc 17

Memorandum for the Secretary of the Air Force

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Washington, from the Department of the Army to the Department of the Air Force

4. Arrangements to turn over physical custody and accountability of the land and improvements transferred hereby will be made by the U. S. Army District Engineer, Seattle, Washington.

5. The requirements of Title 10, United States Code, Section 2662, have been met.

(Signed) Wilber M. Brucker

1 Incl
Documentation of
Transfer

Wilber M. Brucker
Secretary of the Army

"TABULATION OF ESTATE"

<u>Tracts</u> <u>9-P, 10-P, 11-P</u>	<u>From Whom</u> <u>Acquired</u>	<u>Date</u>	<u>How</u> <u>Acquired</u>	<u>Acreage</u>	<u>Original Cost</u>
9-P	The City of Seattle	1952	Permit	No area (Sewer line)	None
10-P	The City of Seattle	1953	Permit	No area (Railroad R/W)	None
11-P	The City of Seattle	1953	Permit	0.32	None

3.32 ac permit

SUMMARY

<u>Acquired</u>	<u>Fee-Owned</u>	<u>Lesser Interests</u>	<u>Original Cost</u>
Tract A	31.42 Acres (REASG FROM SEATTLE DIST OFC, 12-17-47)		\$281,738.37
Tract B	1.98 " (" " " " " 7-20-50)		17,802.38
Tract C	(" " 3.73 Acres " 12-17-47)		-
Tract 9-P	-	-	-
Tract 10-P	-	-	-
Tract 11-P	-	0.32 "	-
	33.40	4.05	\$299,540.75
Disposals	2.06	0.73	18,474.00
Balance Remaining	31.34 Acres	3.32 Acres	\$281,066.75 Land 2,158,543.00 Improvements
			\$2,439,609.75 Estimated Total Cost.

SEATTLE TRANSPORTATION CORPS STORAGE SITE, WASHINGTON
REAL ESTATE LESSER INTERESTS TO BE TRANSFERRED TO AIR FORCE

Instrument

Permits

Purpose

Area

9428
5299
87456
56313
13267
Permitter: The City of Seattle

Streets

3.00 Acres

Term: Indefinite

No Cost

Permit

25298
98
Permitter: The City of Seattle

Sewer Line

None

Term: Indefinite

No cost

Permit

22557
10P
Permitter: The City of Seattle

Railroad Right-of-way None

Term: Indefinite

No cost

Permit

9028
part not included
sheet
71P
Permitter: The City of Seattle

To use street

0.32 Acre

Term: Indefinite

No cost

"TABULATION OF ESTATE"

<u>Tract A (Fee)</u> <u>Former Tract Nos.</u>	<u>From Whom</u> <u>Acquired</u>	<u>Date</u>	<u>How</u> <u>Acquired</u>	<u>Acreage</u>	<u>Original Cost</u>
15	Wesco Waterpaints, Inc.	1944	Condem.	.60	\$27,000.00
16	Pacific Mattress & Upholstery Co.	1943	Purchase	.32	12,500.00

<u>Tract B (Fee)</u> <u>Former Tract No.</u>					
11	Caroline Hunter	1944	Condem.	(Portion * .53 remaining)	4,753.02

* 1.6 acres of this tract was deleted upon reassignment from Seattle District Engineer Office to Department of the Air Force 7/1/58.

<u>Tract C (Permit)</u> <u>Former Tract Nos.</u>					
20-P	The City of Seattle	1942	Permit	* .73 (Portion)	None
21-P	The City of Seattle	1942	Permit	No area (Conduit over street)	None
22-P	The City of Seattle	1942	Permit	1.58	None
23-P	The City of Seattle	1943	Permit	.69	None
24-P	The City of Seattle	1943	Permit	No area (Water main)	None

* 0.73 acres of this tract was deleted 10/28/52 upon issuance of new permits by the City of Seattle covering street usages, leaving 0.73 acres still under permit.

"TABULATION OF ESTATE"

<u>Tract A (Fee) Former Tract Nos.</u>	<u>From Whom Acquired</u>	<u>Date</u>	<u>How Acquired</u>	<u>Acreage</u>	<u>Original Cost</u>
1	Centennial Flouring Mills Co.	1943	Condem.	3.94	\$36,813.00
2	Union Pacific R.R.	1943	Purchase	10.71	83,140.20
3	Owens-Illinois Pacific Coast Co.	1942	Purchase	5.26	39,136.55
4	A. M. Castle & Co.	1942	Purchase	5.66	48,000.00
5	The City of Seattle	1943	Condem.	1.74	1.00
6	Union Pacific Railroad Co.	1943	Purchase	.33	Included in Tract 2
7	A. M. Castle & Co.	1942	Purchase	.31	Included in Tract 4
8	The City of Seattle	1943	Condem.	.34	Included in Tract 5
9	The City of Seattle	1943	Condem.	.04	Included in Tract 5
10	Petro Paint Manufacturing Co.	1943	Purchase	* .11 (portion)	986.48
12	Caroline Hunter	1944	Condem.	.66	17,536.50
13	Ladd Estate Co.	1943	Purchase	.27	2,400.00
14	Liquid Carbonic Pacific Corp., Ltd.	1944	Condem.	.52	8,800.00

* 0.46 acres of this tract was deleted upon reassignment from the Seattle District Engineer Office to the Department of the Air Force 7/1/58.

DOCUMENTATION OF TRANSFER TO DEPARTMENT OF AIR FORCE
OF 31.34 ACRES OF FEE-OWNED LAND AND 3.32 ACRES OF LESSER
INTEREST AREA UNDER PRIMARY JURISDICTION OF THE DEPARTMENT OF
THE ARMY AT SEATTLE TRANSPORTATION CORPS STORAGE SITE, 4500 E.
MARGINAL WAY, SEATTLE, WASHINGTON

1. Reference to Excess Directive

The Seattle Transportation Corps Storage Site was placed in category of surplus by directive to the Chief of Engineers dated 1 March 1960, by the Army General Staff.

Screening action within the Department of Defense developed no interest in the property and no known Defense requirement for its use except the requirement of the Department of the Air Force, which has used the major portion of the site since 15 September 1957 by authority of a Department of the Army Permit.

2. Description and Map of Lands, Purchase Price, Estate, etc.

The lands and improvements transferred herein are to be utilized by the Department of the Air Force in connection with prosecution of the military missions of research, development, and production of missiles by Boeing Airplane Company currently being discharged under the terms of an Air Force Production Contract.

There is attached and entitled "Tabulation of Estate", a list with summary showing the detailed acquisition information. Also attached is a listing of "Lesser Interests", the site perimeter legal description containing a statement of outstanding interests, and map prints Nos. SE-RE-367 and SE-RE-367.4A showing the estate held with certain buildings and improvements situated thereon.

3. Description of Buildings and Improvements, with Costs

Descriptions and costs of the Army improvements which are transferred to the Air Force are shown on the attached inclosure entitled "Army Improvements For Transfer to Air Force".

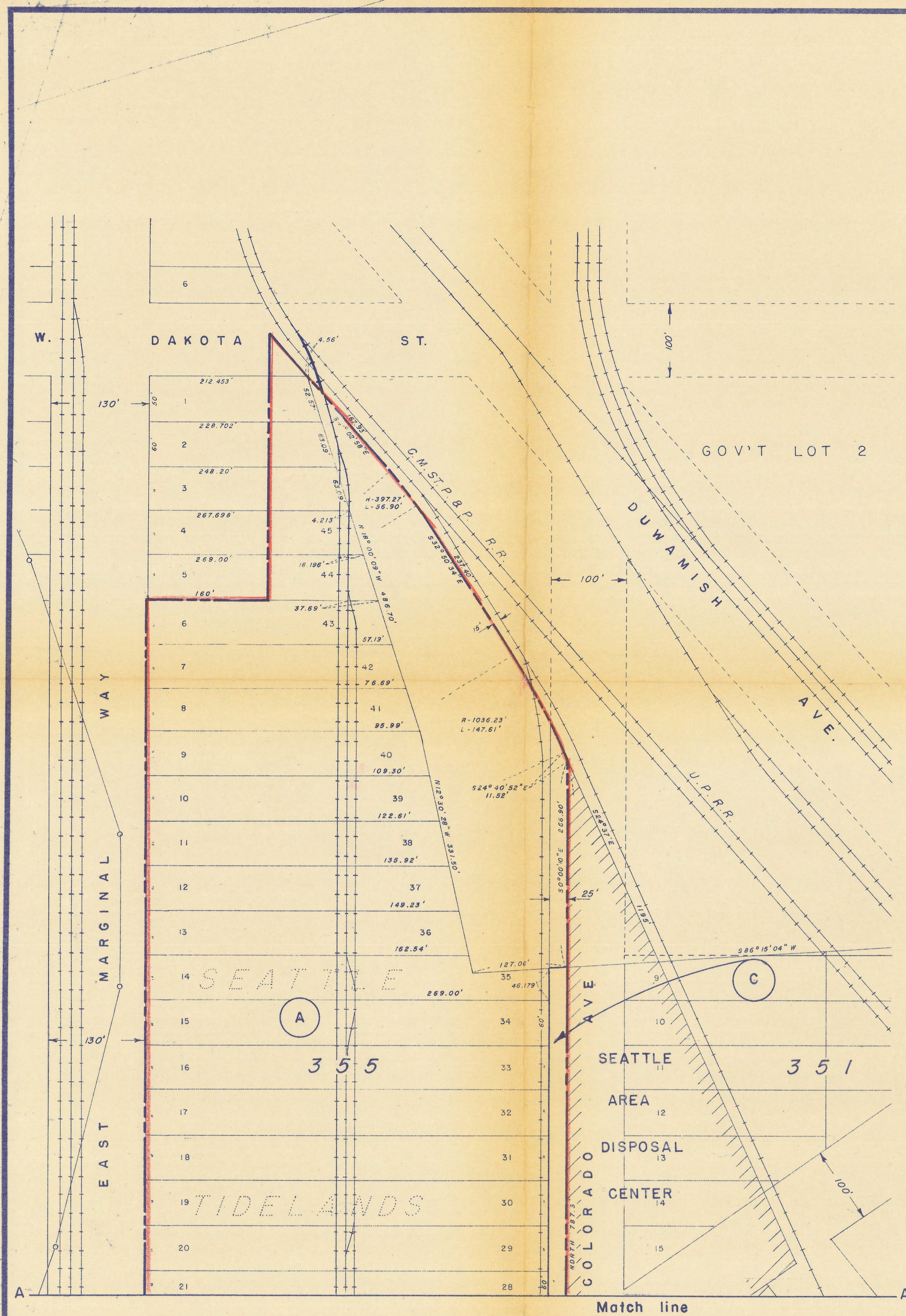
4. Original right-of-entry was granted to the Department of the Air Force by means of a Department of the Army, revocable, five-year Permit as follows:

Unnumbered Department of the Army Permit dated 20 September 1957 and effective 15 September 1957 for Air Force purposes.

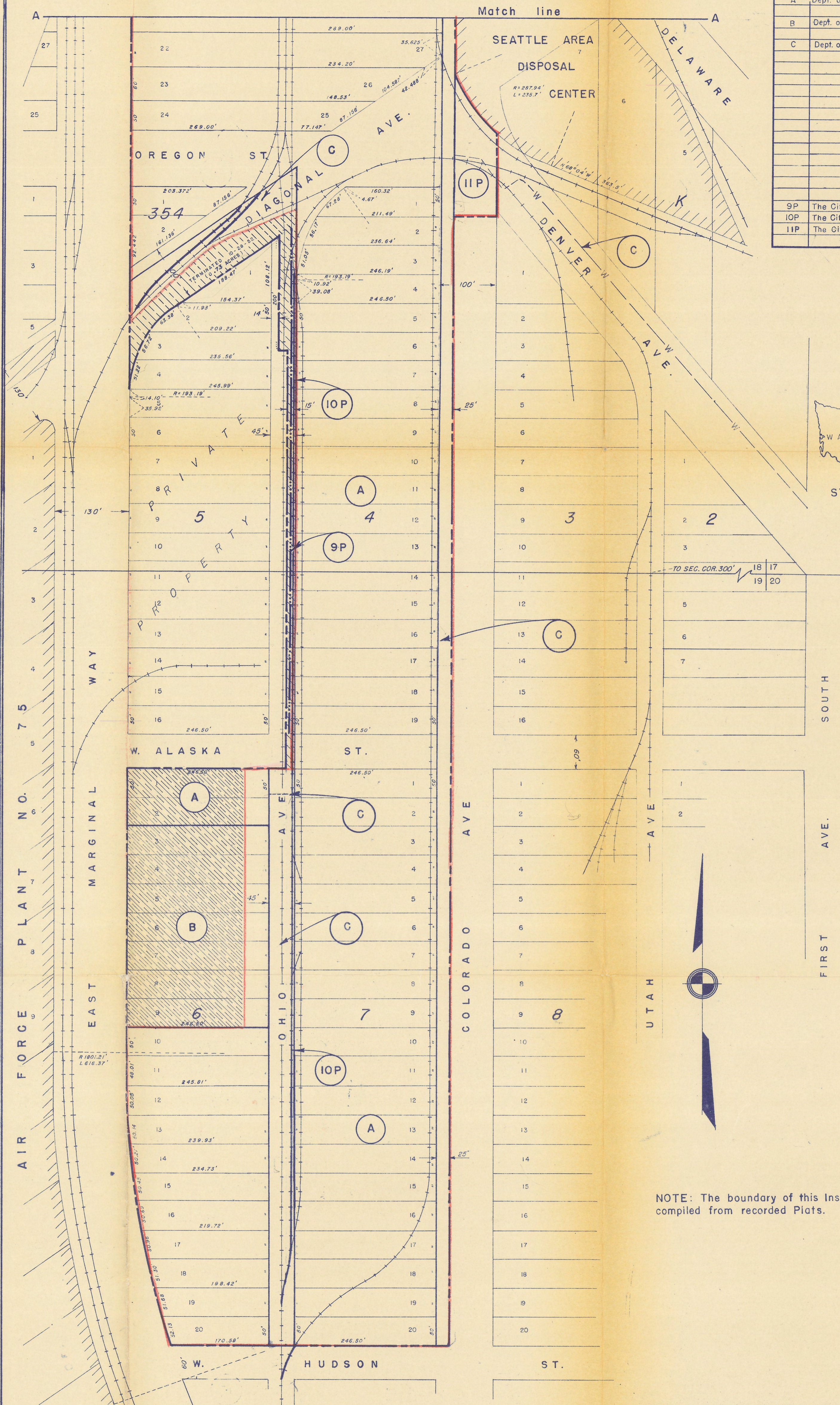
4. Attachments:

1. Tabulation of Estate
2. Lesser Interests
3. Legal Description w/2 maps
4. List of Army Improvements

176 Dec 1957

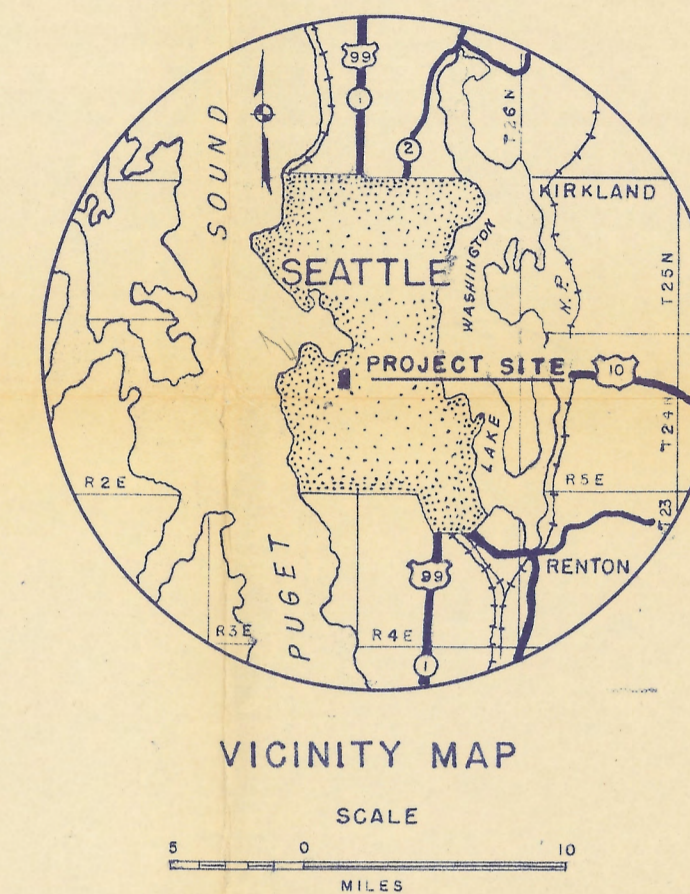
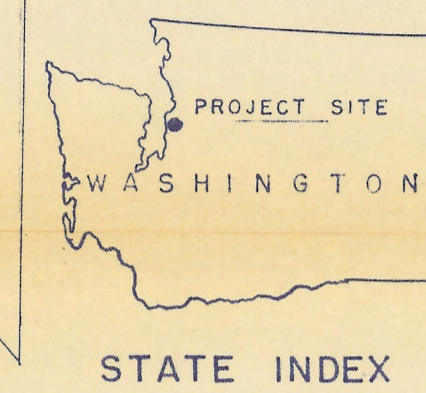


0.57 ACRES REASSIGNED TO SEATTLE DISTRICT ENGINEER OFFICE ON 13 APRIL 1949.
0.57 ACRES REACQUIRED FROM SEATTLE DISTRICT ENGINEER OFFICE ON 20 JULY 1950.
2.06 ACRES REASSIGNED TO SEATTLE DISTRICT ENGINEER OFFICE ON 1 MARCH 1957.
Dept. of the Air Force 1 July 1958



T 24N, R 4E, W.M.

ACQUISITION TRACT REGISTER					
TRACT NO	LAND OWNER	ACREAGE			REMARKS
		TRANS.	FEE	PERMIT	
A	Dept. of the Army		31.42		Reassigned from Seattle District Engineer Office by Disposition Form, Sec. of War to OCE, dated 9-4-47.
B	Dept. of the Army		1.98		Reassigned from Seattle District Engineer Office by 2nd Ind from ACoF S, G-4, to OCE, dated 7-20-50.
C	Dept. of the Army		3.73		Reassigned from Seattle District Engineer Office by Disposition Form, Sec. of War to OCE, dated 9-4-47, effective 12-17-47.

FINAL
PROJECT MAP

AGENCY: DEPARTMENT OF THE ARMY

STATE WASHINGTON
COUNTY KING
DIVISION NORTH PACIFIC
DISTRICT SEATTLE
ARMY AREA SIXTH

LOCATION OF PROJECT

IN MILES OF SEATTLE
MILES OF

TRANSPORTATION FACILITIES

RAILROADS N.P., U.P., C.M.ST.P. & P.

STATE ROADS 1, 2

FEDERAL ROADS 99, 10

AIR LINES

ACQUISITION

TOTAL ACRES ACQUIRED 37.45

ACRES FEE 33.40

ACRES TRANSFERRED

ACRES LEASED

ACRES LESSER INTERESTS 4.05

DISPOSAL

TOTAL ACRES DISPOSED OF 2.79

ACRES SOLD

ACRES TRANSFERRED

ACRES LEASES TERMINATED

ACRES LESS. INT'S. TERMINATED (PER) 0.73

ACRES REASSIGNED Fee 2.06

ACRES TO

LEGEND

EXCEPT FOR THE SPECIAL SYMBOLS SHOWN BELOW, MAP SYMBOLS ARE STANDARD IN ARMY MAP SERVICE TECHNICAL MANUAL NO. 23.

RESERVATION LINE	---
RESERVATION LINE (Actual Survey)	---
TRACT BOUNDARY LINE	---
TRACT NUMBER	---
AVIGATION EASEMENT	---
CONTOUR LINE	---
DISPOSAL	---

ACQUISITION AUTHORIZATION

RE-D Unnumbered dated 4 September 1947
RE-D Unnumbered dated 20 July 1950.DEPARTMENT OF THE ARMY
OFFICE OF THE DISTRICT ENGINEER
SEATTLE DISTRICTREAL ESTATE
SEATTLE TRANSPORTATION CORPS
STORAGE SITE
MILITARY RESERVATIONDRAWN BY C.M.B.
TRACED BY C.M.B.
CHECKED BY G.H.
SUBMITTED BY
CHIEF, CADASTRAL SECTIONRECOMMENDED BY
CHIEF, REAL ESTATE DIV.APPROVED BY
COLONEL, CORPS OF ENGINEERS
DATE 30 Jan. 1953

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D. C.

AUDITED
INSTALLATION OR PROJECT NO.

4016

Scale in Feet
SHEET 1 OF 1 DRAWING NO. SE-RE-367

NOTE: The boundary of this Installation was compiled from recorded Plats.

SEATTLE TRANSPORTATION CORPS STORAGE SITE
WASHINGTON
LEGAL DESCRIPTION

A parcel within Sections 18 and 19, T. 24 N., R. 4 E., W.M., in the City of Seattle, King County, Washington, beginning at the southwest corner of Lot 20, Block 6, of Industrial Area, said point being on the northeast corner of West Hudson Street and East Marginal Way; thence Northerly 557.68 feet along the east right-of-way of West Hudson Street to the Northwest corner of Lot 10, said Block 6; thence East 200.00 feet along the North line of said Lot 10; thence North 450.00 feet to the North line of Lot 1, said Block 6; thence East 91.50 feet to the Northwest corner of Lot 1 of Block 7; thence North 975.00 feet more or less to a point 8.50 feet South of the centerline of existing railroad track and the prolongation of Ohio Avenue; thence Westerly 360.00 feet more or less parallel with and 8.50 feet Southerly from the centerline of said railroad track, to the Easterly right-of-way of East Marginal Way; thence North 1,465.00 feet more or less along the Easterly right-of-way of East Marginal Way to the Northwest corner of Lot 6, Block 355; thence East 160.00 feet along the North line of said Lot 6; thence North 360.00 feet to a point in Dakota Street which is 15.00 feet South-westerly of a centerline of a railroad track; thence South-easterly parallel to and 15.00 feet from said railroad for a distance of 690.00 feet more or less to a point 25.00 feet East of the West right-of-way line of Colorado Avenue; thence South 787.30 feet parallel with said Colorado Avenue; thence along a curve to the left for a distance of 133.32 feet to the Easterly right-of-way of said Colorado Avenue; thence South 145.00 feet along the Easterly right-of-way of Colorado Avenue, to the prolongation of the North line of Lot 2, Block 4; thence West 75.00 feet to a point 25.00 feet East of the North-east corner of said Lot 2; thence South 1,960.00 feet parallel to and 25.00 feet East of the West line of said Colorado Avenue to the North right-of-way of West Hudson Street; thence West 487.08 feet along the North right-of-way line of said West Hudson Street to the point of beginning,

Containing 34.66 acres more or less.

The above is subject to the following outstanding rights:

* a. Streets. Easements covering East Marginal Way; also Diagonal Avenue, West Oregon Street and Ohio Avenue, except that part of Diagonal Avenue and West Oregon Street from the west boundary of Colorado Avenue to the east boundary of East Marginal Way except the southeasterly 80 feet of Diagonal Avenue west of the northern extension of the east

TR A 31.34 feet
TR B 3.32 feet
34.66

Outstanding Rights (Cont'd)

boundary of Ohio Avenue; also West Alaska Street, except West Alaska Street from the west boundary of Colorado Avenue to the east boundary of Ohio Avenue; also West Dakota Street, except that triangular tract of land in West Dakota Street east of a line drawn parallel to and 160 feet east measured at right angles to the east boundary of East Marginal Way; Denver Avenue, Colorado Avenue, and West Hudson Street, are vested in the City of Seattle.

b. Railroads: Franchises have been granted to the Oregon-Washington Railroad & Navigation Company, Union Pacific Railroad Company, Great Northern Railway Company and Chicago, Milwaukee, St. Paul and Pacific Railroad Company, by the City of Seattle to build railroad tracks in the City streets.

c. Miscellaneous: Former fee-owned tracts 2 and 6 are subject to reservation in deed from Oregon-Washington Railroad & Navigation Company to Union Pacific Railroad Company dated 26 January 1943 excepting and reserving any and all railroad tracks and railroad facilities. Former fee-owned tracts 5, 8, and 9 are subject to existing easements for public utilities, for railroads and for pipe lines.

d. Comprehensive:

(1) The lesser interest areas are subject to all rights, title and interests outstanding which do not interfere with or abridge the powers, privileges and authority granted to the United States.

(2) No other known outstanding interests.

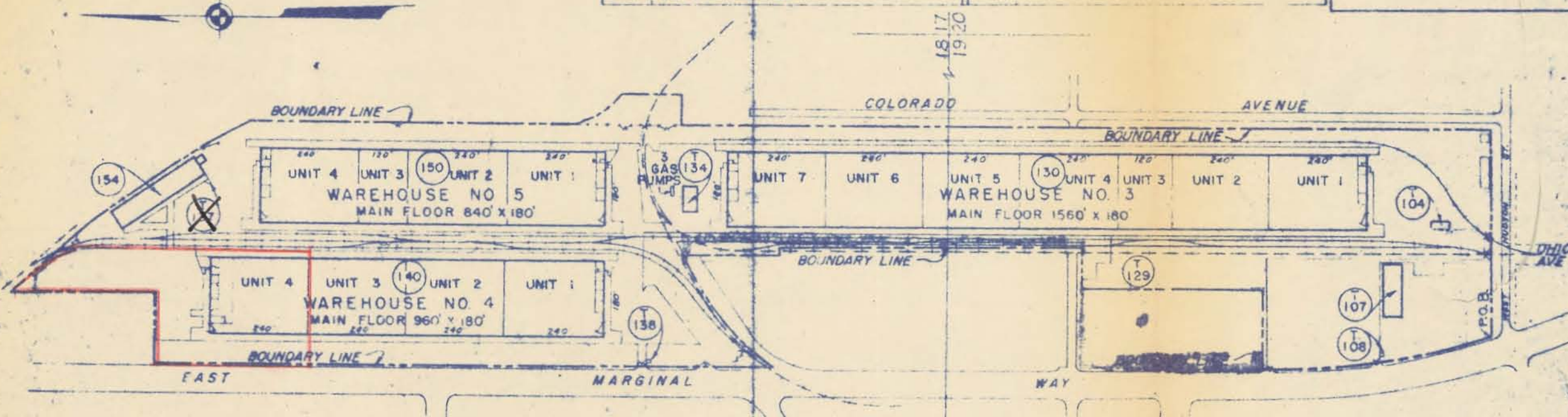
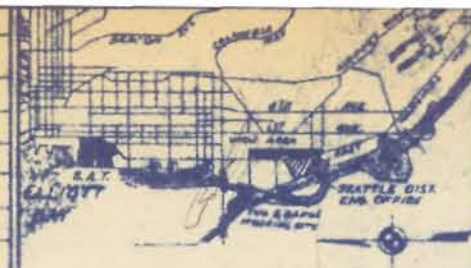
SEATTLE TRANSPORTATION CORPS STORAGE SITE, WASHINGTON

ARMY IMPROVEMENTS FOR TRANSFER TO AIR FORCE

<u>Property Identification</u>	<u>Size or Quantity</u>	<u>Original Cost</u>
Gasoline Station, T-155	1144 sq.ft.	\$ 150.
Fuel Tank, underground	1 - 800 gal.	100.
" " "	1 - 2000 "	742.
Gasoline Tank	1 - 6700 "	700.
Warehouse, T-130 (No. 3)	280,800 sq.ft.	723,398.
" T-140 (No. 4)	172,800 "	480,000.
" T-150 (No. 5)	151,200 "	479,000.
Lumber Storage, T-107	6,592 "	26,000.
Inflammable Storage Bldg. 154	12,406 "	65,500.
" " " T-134	2,196 "	4,500.
Open Storage - concrete	25,162 sq.yds.	34,100.
" " - asphalt	1,750 "	2,625.
" " - gravel	9,769 "	7,831.
Elec. Distribution Lines	11,655 ft.	36,042.
Poles	53	Included
Flood Lights	34	in above
Street Lights	25	"
Transformers	17	"
Storm Sewer	9,695 ft.	21,312.
Fencing	8,431 "	43,875.
Sentry House, T-108	44 sq.ft.	100.
" " T-129	41 "	92.
" " T-138	44 "	100.
Sanitary Sewer	8,525 ft.	26,912.
Water Distribution Lines	10,811 "	28,515.
Roads, concrete	2,895 sq.yds.	11,580.
" asphalt	4,739 "	11,853.
" gravel	15,522 "	23,283.
Vehicle Parking (SP)	1,491 "	5,015.
" " gravel	1,474 "	2,948.
Railroads	2.32 Mi.	122,270.
Total		\$2,158,543.00

1 inch = 300 feet

BUILDING LEGEND	
BLDG NO.	USAGE
T-104	LUMBER STORAGE SHED
T-107	LUMBER STORAGE SHED
T-108	GUARD HOUSE
T-129	GUARD HOUSE
130	WAREHOUSE & OFFICE
T-134	OIL STORAGE SHED
T-137	PAINT STORAGE SHED
T-138	GUARD HOUSE
140	WAREHOUSE
150	WAREHOUSE
154	INFLAMMABLE MATERIALS STORAGE



PERMIT to Department of Health,
Education and Welfare

LEGEND

BOUNDARY LINE	---
FENCE LINE	----
GOVERNMENT-OWNED TRACKAGE	----
PRIVATE RAILROAD TRACKAGE	----
BUILDING NUMBER	(150)

Revise 16 Aug 57

SE-RE-367.4 A

LAND MANAGEMENT MAP

DEPARTMENT OF THE ARMY
OFFICE OF THE SEATTLE DISTRICT ENGINEER
NORTH PACIFIC DIVISION

REAL ESTATE

SEATTLE TRANSPORTATION CORPS
STORAGE SITE

MILITARY RESERVATION